105.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	821,500	/	821,500
USE VALUE:	821,500	/	821,500
ASSESSED:	821,500	/	821,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASQUARIELLO ROBERT P/ROSEANN
Owner 2:	TRS/18 OLD COLONY TRUST
Owner 3:	
Street 1:	18 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PASQUARIELLO ROBERT P-ETAL -
Owner 2:	PASQUARIELLO ROSE ANN -
Street 1:	18 OLD COLONY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2216 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10934.000	297,900		523,600	821,500
Total Card	0.251	297,900		523,600	821,500
Total Parcel	0.251	297,900		523,600	821,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.68 | /Parcel: 370.68

Legal Description

User Acct
67448
GIS Ref
GIS Ref
Insp Date
09/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0013.0

!8322!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,900	0	10,934.	523,600	821,500		Year end	12/23/2021
2021	101	FV	286,300	0	10,934.	523,600	809,900		Year End Roll	12/10/2020
2020	101	FV	286,300	0	10,934.	523,600	809,900	809,900	Year End Roll	12/18/2019
2019	101	FV	221,300	0	10,934.	523,600	744,900	744,900	Year End Roll	1/3/2019
2018	101	FV	237,900	0	10,934.	448,800	686,700	686,700	Year End Roll	12/20/2017
2017	101	FV	237,900	0	10,934.	418,900	656,800	656,800	Year End Roll	1/3/2017
2016	101	FV	237,900	0	10,934.	359,000	596,900	596,900	Year End	1/4/2016
2015	101	FV	236,800	0	10,934.	321,600	558,400	558,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:07:45

LAST REV

Date	Time
12/19/19	09:38:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASQUARIELLO RO	1308-131		9/22/2005	Family	10	No	No		
	844-20		12/1/1973		1	No	No		A

USER DEFINED

Prior Id # 1:	67448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2002	884	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Meas/Inspect	CC	Chris C
2/18/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
7/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10934		Sq. Ft.	Site		0	70.	0.68	4									523,612						523,600	

Total AC/HA:	0.25101	Total SF/SM:	10934	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	523,612	Spl Credit		Total:	523,600

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31329751
Const Adj.:	0.99989998
Adj $ / SQ:	131.317
Other Features:	78750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365985
Depreciation:	68073
Depreciated Total:	297912

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

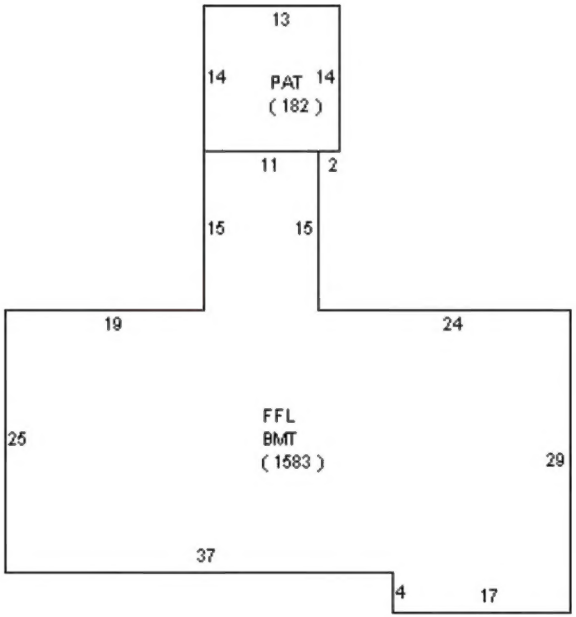
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.32
Special Features:	0	Val/Su Net:	88.98
Final Total:	297900	Val/Su SzAd	188.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,583	49.640	78,576
FFL	First Floor	1,583	131.320	207,874
PAT	Patio	182	4.310	784

Net Sketched Area:	3,348			Total:	287,234
Size Ad	1583	Gross Area	3348	FinArea	2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	